

**DEXTER DOWNTOWN DEVELOPMENT AUTHORITY
IN-PERSON HYBRID MEETING
Thursday, June 22, 2023 @ 7:30 AM**

IN-PERSON MEETING LOCATION: 3515 Broad Street, Dexter, MI 48130
VIRTUAL ZOOM MEETING LINK: <https://us06web.zoom.us/j/84621750180> or
CALL IN BY PHONE: 888-788-0099 or 877-853-5247 **Meeting ID:** 846 2175 0180

1. Call to Order

2. Roll Call

Doug Finn, Chair
Don Darnell, Vice-Chair
Mike Fitzpatrick, Treasurer

Shawn Keough, Mayor
Patrick Becker,
Rich Bellas
Karen Magdich

Phil Mekas
Mike Penn
Deb Schroeder
Randy Willis

3. Approval of Minutes – Regular Meeting of May 18, 2023

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4. Approval of Agenda

5. Pre-Arranged Citizen Participation – Pre-arranged participation will be limited to those who notify the city office before 5:00 p.m. Thursday of the week preceding the meeting, stating name, intent and time requirements. (10-minute limit per participant)

a. Jim Chesney, resident 150 Jeffords RE: 3045 Broad St

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6. Non-Arranged Citizen Participation Participants addressing the Board will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives

7. Treasurer's Report (to be provided separately)

a. Invoices (June 2023) - \$11,048.26

b. Treasurers Report – June 2023

8. Correspondence/Communications

9. New Businesses

a. Discussion: Review and analysis of 3045 Broad Street Redevelopment Project Proforma, Brownfield Redevelopment TIF and DDA TIF.

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b. Consideration: Request for additional funding for Advance Redevelopment Solutions (Eric Helzer) for additional MEDC proforma and RAP 2.0 MEDC grant application support.

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c. Consideration: Request for Letter of Support for Michigan Economic Development Corporation (MEDC) Revitalization and Placemaking (RAP) Grant Applications from Common Sail to support the 3045 Broad Street Redevelopment Project.

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d. Consideration: Request for Letter of Support for Michigan Economic Development Corporation (MEDC) Revitalization and Placemaking (RAP) Grant Applications from the Huron Waterloo Pathways Initiative to support the development of a 0.8-mile segment of the B2B Trail to be constructed from Parker Rd. along Dexter Chelsea Rd into downtown Dexter and Mill Creek Park.

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e. DDA Strategic Plan Update. Review and discuss CIB's draft public participation plan, project schedule and table of contents for DDA Development Plan and TIF Plan.

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10. Unfinished Business – None

11. Reports

a. Mayor (verbal)

b. Staff (verbal)

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) can contact the City Office at (734) 426-8303, at least 48-hours prior to the meeting. City staff will be pleased to make the necessary arrangements.

12. Chairman's Report

- a. Next Regular Meeting – August 17, 2023

13. Non-Arranged Citizen Participation *Participants addressing the Board will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives.*

14. Adjournment